

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA)  
8<sup>TH</sup> FLOOR CONFERENCE ROOM  
CITY HALL**

**Tuesday, February 18, 2003**

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Mayor Naugle called the meeting to order at approximately 3:25 p.m. Roll was called and a quorum was present.

Present: Mayor Naugle  
Commissioner Cindi Hutchinson  
Commissioner Gloria F. Katz  
Commissioner Carlton Moore  
Commissioner Tim Smith

Absent: None

Also Present: Assistant City Manager, Greg Kisela  
City Attorney  
City Clerk

**1. Statement of Policy for all Enterprise Zone and Community Redevelopment Agency Incentives Programs.**

**Motion** made by Commissioner Moore and seconded by Commissioner Hutchinson to approve the recommendation as made.

Commissioner Katz asked how this would affect the property owner who was going to be zoned out, but might want to go into a different area.

Kim Jackson, CRA Director, stated that the item was not associated with zoning in any way, and dealt solely with whether or not a project which might request financing for rehabilitation or some other incentive was in conflict with what was in the CRA's strategic finance plan. She stated that if it happened to overlap in an area which was being zoned or rezoned that might be a consideration, but stressed that it was solely associated with what was in the strategic finance plan.

Commissioner Hutchinson left the meeting at approximately 3:27 p.m. and returned at 3:29 p.m.

Commissioner Katz asked if someone was being zoned out and wanted to move across the street or further down the street, did it mean they could not get any incentive or assistance.

Ms. Jackson stated if there was a section of the CRA which anticipated changing zoning from one use to another, and the use was applying for the incentive, and it was not one that the strategic finance plan was contemplating for the end use, then it would interfere with their accessing funding. She stated if funding was going to be supplied for a business or residential project that was to be changed either through land use, zoning or some other format, then they would not necessarily want to invest in rehabilitating that building or providing infrastructure improvements that the incentive programs might accommodate.

Commissioner Moore stated that one of the things they were wrestling with here was that some of the reasons they had the characteristics of the problems in the area were due to some of the businesses, and that's why the Nuisance Abatement Board had been created. He stated they hated to give them money and have them stay, and they hated making the stepped-up effort to say they wanted them rezoned to bring in housing or business characteristics that were a desire of the community, but yet turn around and reward someone who caused the community to decrease in value.

Commissioner Katz stated that you had to consider property rights. Commissioner Moore stated that in changing the zoning that person could continue to operate as long as it stayed standing, but nothing prohibited them from changing their type of business to meet the desired change of the property.

Mayor Naugle remarked that if the business could relocate somewhere within the enterprise zone where it was appropriate, then it would be eligible for assistance.

**Roll call showed:** YEAS: Commissioners Hutchinson, Katz, Smith, Moore, and Mayor Naugle. NAYS: None.

## **2. Authorization of Expenditure of Funds for the Regional Activity Center (RAC) Subarea Mobility Study.**

**Motion** made by Commissioner Smith and seconded by Commissioner Hutchinson to authorize expenditure of the CRA funding in accordance with Interlocal Agreement with the Downtown Development Authority.

**Roll call showed:** YEAS: Commissioners Hutchinson, Katz, Smith, Moore, and Mayor Naugle. NAYS: None.

## **3. Old Progresso Village - Intent to Forgive Special Master Fines**

Greg Kisela, Assistant City Manager, stated that this was a request for an abatement of fines for the Old Progresso Village and was requested by Commissioner Smith.

Commissioner Smith stated that this person was taking an impoverished area and changing it overnight. He stated these were holdups that weren't any of his doing and was stopping progress.

Commissioner Moore asked for a further explanation of the situation.

Commissioner Smith stated that this individual had not owned the properties when the fines had been created. He stated further that these properties should have been foreclosed on, but were not and this person was ready to demolish the properties and build a nice home.

**Motion** made by Commissioner Smith and seconded by Commissioner Hutchinson to abate fines relating to code enforcement violations in the amount of \$56,200.

Mayor Naugle asked if the fines were abated, what was their assurance that the improvements would be made.

Kim Jackson, CRA Director, stated that there were three parts to this item. She explained if they wanted to abate the fines, it would have to be brought back to the Commission. She stated that the Commission had originally requested the CRA to insure that the development being built would comply with what was being shown. It was a concept plan that would be tied to a development agreement. She explained the second request was for six affordable houses. She stated that in order for the developer to get financing, he could not wait until the properties were had a CO in order to get a clearance of the liens, and therefore, there was no need to do a development agreement. As of this date, that agreement was never put in place or negotiated.

Commissioner Moore asked if the affordable end was still a part of this deal. Ms. Jackson stated it was not that there wasn't an affordable involved. Commissioner Smith reiterated that financing could not be obtained due to the title being clouded. Commissioner Moore asked if the developer was going to make the six lots affordable.

Rene Lepine stated he was going to make the houses affordable and had entered into 24 agreements to have houses in prices ranging from \$110,000 to \$160,000.

Commissioner Moore asked how the properties were being marketed. Mr. Lepine explained they had put up a sign on Labor Day Weekend and he drove around and a few people a day called in. He stated further that he could not control whether the owner would live in the home or not, but to eliminate speculators he had refused to sell more than one home to any one buyer. He stated that by the end of the month, the 24 homes were gone and they began a back-up list because he did not want to go to contract until he could actually show the people what they were buying. He stated they were in the process of building the model homes at this time.

Commissioner Moore stated that he wanted to make sure that the individuals in the community had the opportunity to purchase an affordable home, and he wanted to make sure that marketing had been done to the community. He stated that he had been told that no one in the community had the opportunity to buy one of the homes and that people had been put on a waiting list.

Mr. Lepine stated that he had not advertised outside the community except for riding around in his car. He stated that the community had been the first individuals who had known about the project and he had met with the Civic Association. He stated that Steve Kelley published many of the civic newsletters in the City and had advertised the project. He stated that the problem people had in the community was that they could not make a decision quickly, and other people jumped in on the deal a little faster. He stated they had only put up the first 24 out of 55 lots which they now owned. He explained the waiting list was on a first-come/first-serve basis. Mr. Lepine stated that regarding the six lots which had the liens on, two had been settled on and fines had been taken care of. He reiterated that the \$56,200 were the only liens remaining.

Commissioner Smith suggested they ask Mr. Lepine to do something special with the next group and open up a period for about 60 days, and send a special mailing to the current residents of the area and allow them to be at the top of the waiting list for the next 24 homes. Commissioner Moore stated he would welcome such a suggestion.

Mr. Lepine stated he had six double lots on 2<sup>nd</sup> Avenue that he would be willing to give a 60-day period from the date of posting for the area residents and the prices would be between \$120,000 and \$175,000.

Commissioner Moore asked what Mr. Lepine's definition of neighborhood referred to. Mr. Lepine stated he was referring to the Progresso Village. He further stated the area would encompass Sunrise Boulevard to Sistrunk Boulevard and Andrews to NW 4<sup>th</sup> Avenue. Commissioner Moore suggested they use the CRA boundary.

Mr. Lepine stated that he would reserve the 6 lots mentioned because the next 24 might not come onto the market for another year. Commissioner Moore suggested that ads be placed in the CRA neighborhood association newsletters. Mr. Lepine stated he would not agree to do that. He stated if the Commission would not agree, then they could retain the six lots and the liens could be left in place, and he would just not purchase them. Commissioner Smith felt Mr. Lepine should be encouraged and stated that no one else was willing to build in that area. Commissioner Moore stated he thought housing was being made affordable for individuals who could not purchase homes. Commissioner Hutchinson remarked that Mr. Lepine had gone over what should be expected of him. Commissioner Smith stated if Mr. Lepine made the necessary assurances, the lien settlement could be walked on at tonight's Regular Meeting. Mr. Lepine stated that the legal fees were becoming more expensive than the land. The City Attorney stated that they were going to prepare a resolution that would have some conditions regarding the closing and release of liens, and the liens would be reimposed on the property if the work was not performed as promised.

Ms. Jackson stated that due to Mr. Lepine's investment in the area, the CRA owned lots integrated with his. He had made an official request through a letter for the CRA to release the lots either for sale or through a process the CRA had. She stated it was up to this Commission if they wanted those lots to go out now. She also remarked that there were some title issues involved.

Paul Costanzo, Community Development Interim Manager, stated that there were 29 lots, but there were 8 lots in question which had title issues. He stated it was up to the Commission if they went out under the City Charter to do this or if they did a for sale "as is." Commissioner Smith asked if they would be bid on separately. Mr. Costanzo replied it could be done either way. Commissioner Smith stated he was ready to put them out to bid. Commissioner Moore agreed.

Mr. Costanzo stated they had planned on clearing the titles themselves, and putting them into their normal in-fill. Commissioner Moore asked if they were community block grants. Mr. Costanzo explained they were bought with HOME or CDBG funds. Commissioner Moore stated they were not affordable now, but were low income. Mr. Costanzo explained that once repayment came in from whomever bought the lots, that took out the low to moderate income requirement off it.

Commissioner Smith suggested they make sure there was an affordable component in the RFP. Commissioner Moore suggested that they knew due to the density in the area, what the developer was intending to do along with the need for affordable housing, and if there were properties with liens on them, they should make sure they go to the populace.

Commissioner Katz felt they needed to define "affordable." Commissioner Moore agreed and stated he was not arguing about the price and felt it was a great one, but it was different construction than what the community was used to. He felt they needed not to rush the judgment of the community.

**Action:** Walk-on at Regular Meeting and an RFP be drafted for the additional properties.

#### **4. Interlocal Cooperation Agreement Between City of Fort Lauderdale Community Redevelopment Agency (CRA) and Broward County.**

**Motion** made by Commissioner Hutchinson and seconded by Commissioner Smith to approve the proposed agreements.

**Roll call showed:** YEAS: Commissioners Hutchinson, Katz, Smith, Moore, and Mayor Naugle. NAYS: None.

#### **5. CRA Director's Status Update (Verbal Report)**

Kim Jackson, CRA Director, stated that there had been two bills filed against the CRA this year and both were "shell" bills which had no substance, but they anticipated that there would be a movement by the Florida Association of Counties to get one or two of them to pick up where they left off last year. This year's issue would be tax increment. She advised that they would keep the Commission updated. At the State level, they had hired two special lobbyists for the State agency to represent the Florida Redevelopment Association in addition to the City Lobbyist.

There being no further business to come before the CRA, the meeting was adjourned at approximately 3:52 p.m.